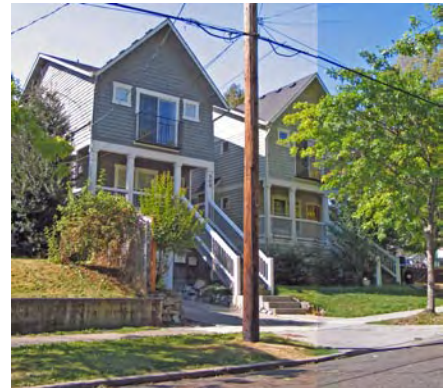



Goals of the Urban Neighborhoods Project

A Multifamily Code that...

- Supports and advances Comprehensive Plan and growth management objectives;
- Encourages new investment in a variety of housing types;
- Protects and enhances neighborhood character;
- Promotes quality design through development flexibility;
- Balances the needs of residents and costs of housing;
- Makes the code easier to use and understand; and
- Complements the Mayor's Neighborhood Business District Strategy and amendments to neighborhood commercial zoning.





2005


August  **Focus Groups** – identify issues to be addressed

September  **Focus Group meeting** to discuss common issues


- Develop draft concept (based on issues identified in focus groups)


October  • Prepare background report & preliminary recommendations

November  **Public meeting** to receive comments and feedback on preliminary recommendations

December  • Brief City Council Urban Development & Planning committee on preliminary recommendations
• Make final preliminary recommendations available


2006


January  • Conduct any additional research


February - March  • Refine preliminary recommendations as necessary
• Draft code outline with alternatives
• Prepare environmental review (SEPA) strategy

April - June  • Draft code

July  **Public meeting/workshop** – comments on draft code

August  • Prepare final draft of code

September  • Issue SEPA decision – **public review** draft of legislation available
• Transmit Mayor's proposed legislation to City Council

 City Council consideration includes additional opportunities for public involvement

 *Public involvement opportunities*

Seattle Demographics & Development Trends

What is allowed?



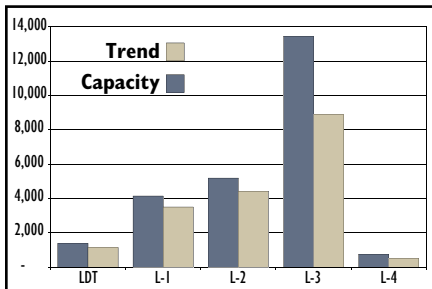
This 34-unit building is close to the permitted density in a Lowrise 3 zone.

What is being built?



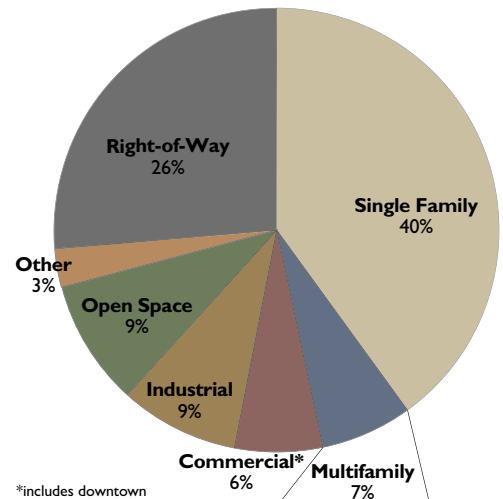
This 10-unit townhouse is on a lot that could have accommodated 16 homes.

Density Trends 1996-2005

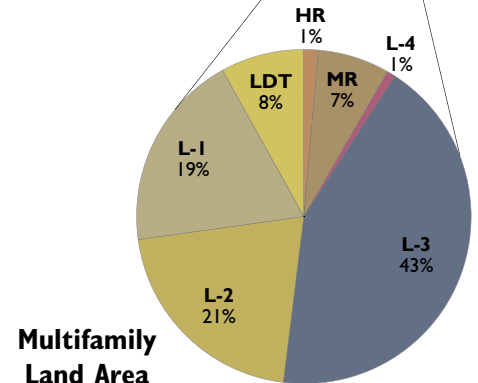


New buildings in multifamily zones have fewer housing units than current zoning allows. If these trends continue, it could become more difficult to accommodate the expected increase in households. These trends contribute to the rising cost of housing.

Seattle Land Area



*includes downtown



Multifamily Land Area

Seattle Demographics

	2005	2025
Estimated Population	572,600	675,000
2005 Median* Household Size 2.1		
41% of households are people who live alone		
20% of households have children under 18		
19% of households have seniors over 65		

* Median is the number in the middle of a range, in this case number of people who live together. For example, many people live alone while others have large families all living in the same building, or housing unit. The median of 2.1 people indicates that just as many households have more than 2.1 people living together as have fewer than 2.1.

Seattle's population is expected to increase by 47,000 households during the next 20 years. During this time, the number of people older than 65 and younger than 18 is also likely to increase. At the same time, more and more people choose to live alone. These diverse households have different needs and it is important for the City to encourage housing that accommodates them.

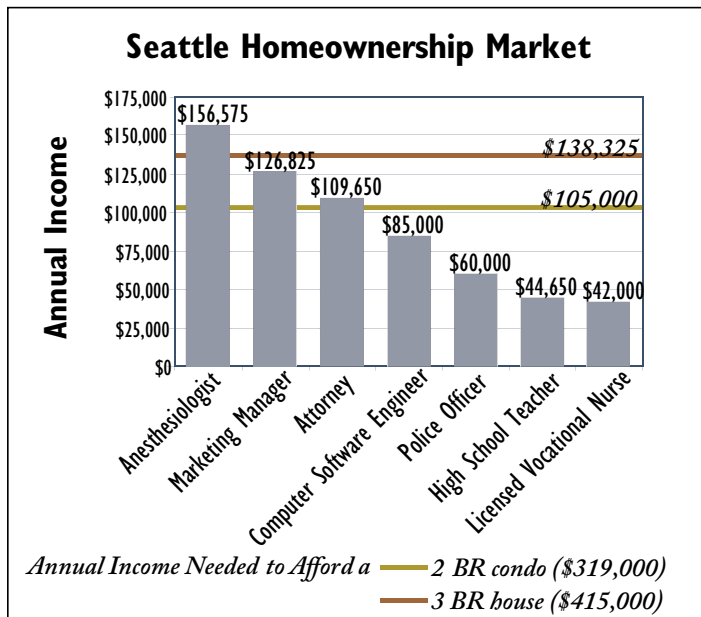
What Does “Affordable” Mean?

Generally, an apartment or house is affordable for a household if the monthly housing costs (rent or mortgage/ taxes/insurance, plus basic utilities) do not exceed 30% of the monthly household income.

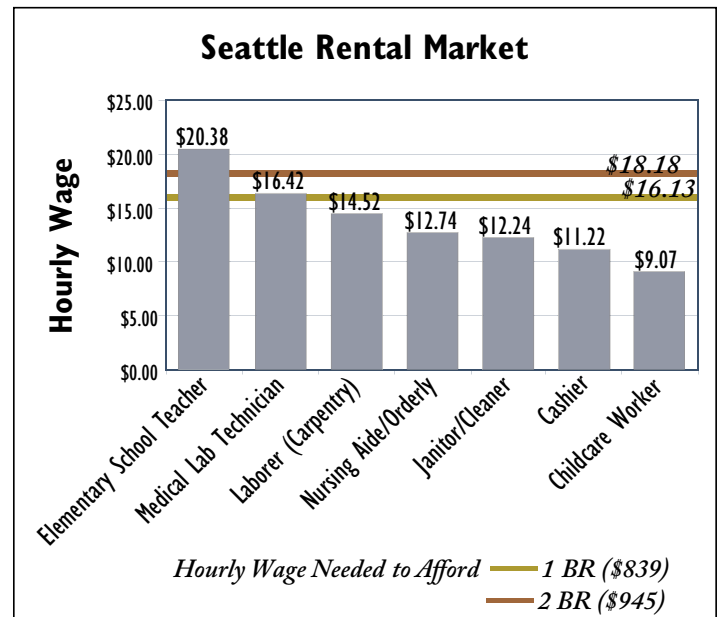
The City of Seattle uses guidelines established by the U.S. Department of Housing & Urban Development (HUD). The guidelines for 2005 are summarized in the table below.

2005 Income & Rent Guidelines

Percent of Median Income	Income Range Depending on Household Size	Affordable Housing Costs Depending on Unit Size
0-30%	\$0-\$23,350 <i>per year</i>	\$0-\$608 <i>per month</i>
30-50%	\$16,351-\$38,950 <i>per year</i>	\$410-\$1,013 <i>per month</i>
50-80%	\$27,051-\$58,000 <i>per year</i>	\$682-\$1,508 <i>per month</i>



Sources: NW Multiple Listings Service, Median Sale Prices (1/1/05 thru 8/31/05)
 WA State Employment Security Dept., King County Mean Hourly Wages (March 2005)



Sources: Seattle Average Rent-Dupre+Scott (May 2005)
 King County Mean Hourly Wage-WA State Employment Security Dept. (March 2005)

Current Trends

Rapidly escalating development costs (*e.g. land, insurance, construction materials, code requirements*) make it very difficult to build more affordable housing.

There is an untapped demand for housing among people earning between \$30,000 and \$50,000 per year (*or more for those who are looking to buy*).

In addition to ignoring neighborhood character, cookie cutter developments (*often resulting from zoning requirements*) do not respond to diverse households (*e.g. families, students, range of affordability, etc.*).

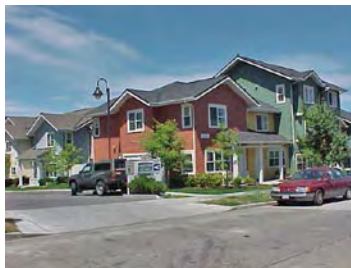
Potential Strategies

- Adopt multifamily Land Use Code changes that could help promote more affordable housing while also ensuring a variety of well-designed housing types.
- Investigate incentives that enable developers to build more affordable workforce housing. Tailor incentives and levels of affordability to specific needs of each neighborhood.

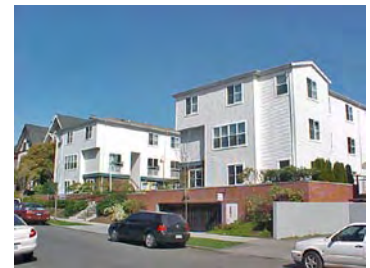
Examples of Non-Profit Owned Affordable Housing in Multifamily Zones



Judkins Park Apartments
1123 23rd Avenue South
Built: 2004 Zone: L-2



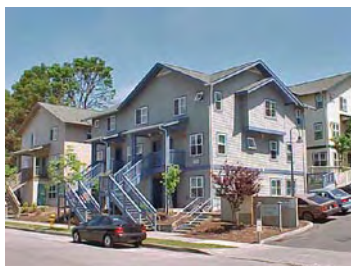
Roxbury Mutual Housing
9401 27th Avenue Southwest
Built: 2001 Zone: MR



Sortun Court
4550 16th Avenue NE
Built: 1999 Zone: L-3



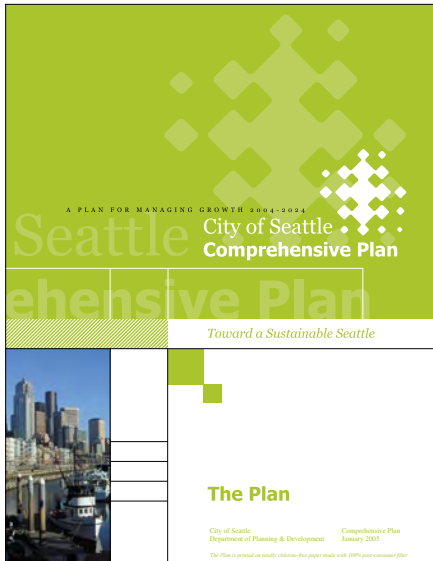
Mercer Court
527 12th Avenue Northeast
Built: 1996 Zone: L-3



Aki Kirose 2
11520 Stone Avenue North
Built: 1999 Zone: L-3



New Holly Houses
7050 32nd Avenue South
Built: 2003 Zone: L-3



The Seattle Comprehensive Plan contains many goals and policies that guide the multifamily code update including:

Housing Element – Goals

Encourage Housing Diversity & Quality

HG4 Achieve a mix of housing types that are attractive and affordable to a diversity of ages, incomes, household types, household sizes, and cultural backgrounds.

HG5 Promote households with children and attract a greater share of the county's families with children.

HG6 Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.

Urban Village Element - Goals

UVG15 Encourage development of ground-related housing, which is attractive to many residents including families with children, including townhouses, duplexes, triplexes, ground-related apartments, small cottages, accessory units, and single-family homes.

Net Housing Unit Growth in Urban Centers and Villages

	Acres	1994 Unit Estimate	Units Built 1994-2004	Current Unit Estimate	20-Year Growth Target 2004-2024
Urban Centers	3,674	46,080	10,769	56,849	27,450
HUB Urban Villages	1,820	14,423	2,813	17,236	4,800
Residential Urban Villages	3,851	29,135	4,352	33,487	7,180
Total Inside Centers & Villages	9,345	89,638	17,934	107,572	39,430
Total Outside Centers & Villages	44,131	171,031	7,028	178,059	7,570
Seattle Total	53,476	260,669	25,158	285,827	47,000

Land Use Element

Goals & Policies

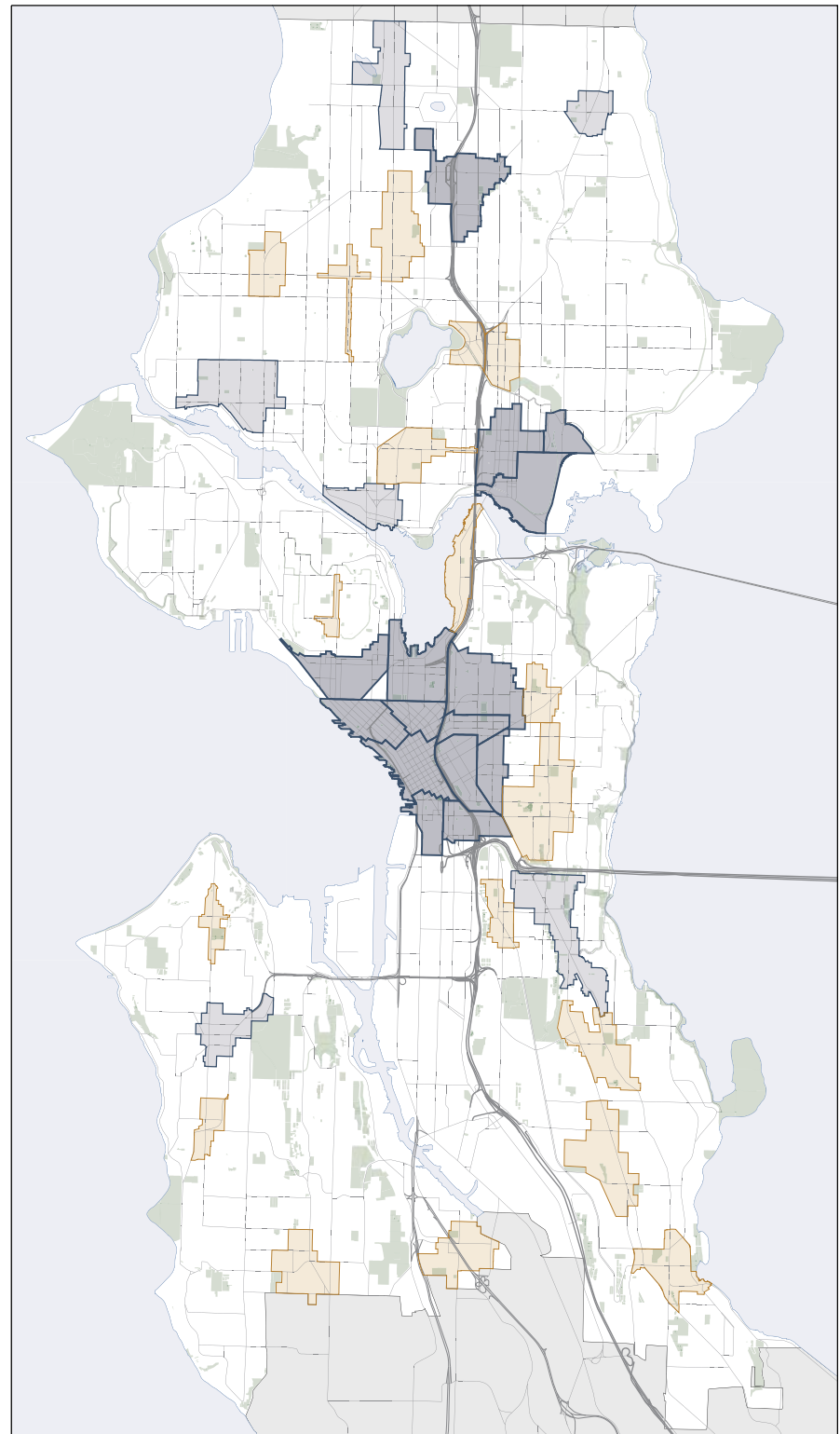
LUG11 Encourage the development and retention of a diversity of multifamily housing types to meet the diverse needs of Seattle's present and future populations.

UG12 Promote a residential development pattern consistent with the urban village strategy, with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

LU71 Designate as multifamily residential areas, existing areas predominantly occupied by multifamily development, as well as areas where greater residential development is desired to increase housing opportunities and promote development intensities consistent with the urban village strategy.

LU72 Maintain a variety of multifamily zoning classifications to permit development at low, moderate and high densities with a variety of scales and configurations appropriate to the specific conditions and development objectives of different areas within the city.

Seattle's Urban Centers & Urban Villages



Urban Centers HUB Urban Villages Residential Urban Villages

Multifamily Element - Goals & Policies *Residential Use*

LU77 Establish multifamily residential use as the predominant use in multifamily areas, to preserve the character of multifamily residential areas and preserve development opportunities for multifamily use.

Low Density Areas

LUG13 Provide opportunities for infill development in areas already characterized by low-density multifamily development.

LUG14 Create transitions in development intensity between single-family zones and more intensive multifamily or commercial areas.

Moderate Density Areas

LUG15 Provide for the concentration of housing in areas where public transit and local services are conveniently available and accessible on foot.



High Density Areas

LG16 Accommodate the greatest concentration of housing in desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations, where the mix of activity provides convenient access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.

